

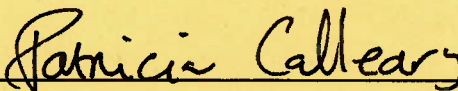
An
Coimisiún
Pleanála

Commission Direction
CD-001136
PL-501299-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 25 August 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:


Patricia Calleary

Date:

25th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposal to create a new vehicular access to accommodate off-street parking within the front site of the property at number 3 Mosaphir Terrace fails to comply with section 11.4.2.1 Policy HER13 Architectural Conservation Areas which seeks to protect the character and special interest of ACAs including features such as walls and railings) and Section 12.4.8.4 (where there is an existing rear

vehicular access, off street parking will generally not be permitted) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 as it would create a new vehicular access in an area dominated by pedestrian only accesses to the front of dwellings; which collectively would be detrimental to the character and appearance of the Clarinda Park Architectural Conservation Area within which the site is located and the application site has an available rear access and the loss of a section of the railings to the front of the property. The proposed development would also set an undesirable precedent and would, therefore, be contrary to the proper planning and sustainable development of the area.